

124.0

Map

0004

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,233,700 /

USE VALUE: 1,233,700 /

ASSESSED: 1,233,700 /

Total Card /

Total Parcel

1,233,700

1,233,700

1,233,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

26

-A

ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PAGE JOHN F ETAL/ TRSUTEES

Owner 2: PAGE FRIEDMAN 2020 FUNDING TR

Owner 3:

Street 1: 26A ACADEMY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

Legal Description

User Acct

101

9025.000

607,300

4,700

621,700

1,233,700

80094

Total Card

0.207

607,300

4,700

621,700

1,233,700

Entered Lot Size

Total Parcel

0.207

607,300

4,700

621,700

1,233,700

Total Land:

Source: Market Adj Cost

Total Value per SQ unit /Card: 495.46

/Parcel: 495.46

Land Unit Type:

Insp Date

05/28/20

!9654!

PREVIOUS OWNER

Owner 1: PAGE JOHN F -

Owner 2: FRIEDMAN CYNTHIA F -

Street 1: 26A ACADEMY ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

PREVIOUS ASSESSMENT

Parcel ID 124.0-0004-0007.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

607,300

4700

9,025.

621,700

1,233,700

Year end

12/23/2021

2021

101

FV

589,200

4700

9,025.

621,700

1,215,600

Year End Roll

12/10/2020

2020

101

FV

415,300

4000

9,025.

621,700

1,041,000

1,041,000

Year End Roll

12/18/2019

2019

101

FV

325,700

4000

9,025.

656,200

985,900

985,900

Year End Roll

1/3/2019

2018

101

FV

325,700

4000

9,025.

483,500

813,200

813,200

Year End Roll

12/20/2017

2017

101

FV

325,700

4000

9,025.

462,800

792,500

792,500

Year End Roll

1/3/2017

2016

101

FV

325,700

4000

9,025.

428,300

758,000

758,000

Year End

1/4/2016

2015

101

FV

317,300

4000

9,025.

359,200

680,500

680,500

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

PAGE JOHN F,

74610-491

1

5/5/2020

Convenience

99

No

No

LANE JOHN J & M

69656-21

7/24/2017

1,050,000

No

No

12632-336

5/17/1974

53,000

No

No

N

Building Permits

Activity Information

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

11/7/2019

1811

Heat App

22,000

C

5/28/2020

Info At Door

PT

Paul T

6/28/2019

970

Addition

432,000

O

see plans

5/28/2020

Measured

PT

Paul T

5/11/2018

MEAS&NOTICE

HS

Hanne S

1/30/2018

SQ Returned

MM

Mary M

11/11/2008

Meas/Inspect

355

PATRIOT

11/17/1999

Mailer Sent

10/28/1999

Measured

266

PATRIOT

8/4/1992

KT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

Other Assessments

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

9025

Sq. Ft.

Site

0

90.

0.77

10

621,672

621,700

Total AC/HA: 0.20719

Total SF/SM: 9025

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 621,672

Spl Credit

Total: 621,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

124.0

Map

0004

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,233,700 /

USE VALUE: 1,233,700 /

ASSESSED: 1,233,700 /

Total Card /

Total Parcel

1,233,700

1,233,700

1,233,700

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

26

-A

ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PAGE JOHN F ETAL/ TRSUTEES

Owner 2: PAGE FRIEDMAN 2020 FUNDING TR

Owner 3:

Street 1: 26A ACADEMY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

Legal Description

User Acct

101

9025.000

607,300

4,700

621,700

1,233,700

80094

Total Card

0.207

607,300

4,700

621,700

1,233,700

Entered Lot Size

Total Parcel

0.207

607,300

4,700

621,700

1,233,700

Total Land:

Source: Market Adj Cost

Total Value per SQ unit /Card: 495.46

/Parcel: 495.46

Land Unit Type:

Insp Date

05/28/20

!9654!

PREVIOUS OWNER

Owner 1: PAGE JOHN F -

Owner 2: FRIEDMAN CYNTHIA F -

Street 1: 26A ACADEMY ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

PREVIOUS ASSESSMENT

Parcel ID 124.0-0004-0007.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

607,300

4700

9,025.

621,700

1,233,700

Year end

12/23/2021

2021

101

FV

589,200

4700

9,025.

621,700

1,215,600

Year End Roll

12/10/2020

2020

101

FV

415,300

4000

9,025.

621,700

1,041,000

1,041,000

Year End Roll

12/18/2019

2019

101

FV

325,700

4000

9,025.

656,200

985,900

985,900

Year End Roll

1/3/2019

2018

101

FV

325,700

4000

9,025.

483,500

813,200

813,200

Year End Roll

12/20/2017

2017

101

FV

325,700

4000

9,025.

462,800

792,500

792,500

Year End Roll

1/3/2017

2016

101

FV

325,700

4000

9,025.

428,300

758,000

758,000

Year End

1/4/2016

2015

101

FV

317,300

4000

9,025.

359,200

680,500

680,500

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

PAGE JOHN F,

74610-491

1

5/5/2020

Convenience

99

No

No

LANE JOHN J & M

69656-21

7/24/2017

1,050,000

No

No

12632-336

5/17/1974

53,000

No

No

N

Building Permits

Activity Information

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

11/7/2019

1811

Heat App

22,000

C

5/28/2020

Info At Door

PT

Paul T

6/28/2019

970

Addition

432,000

O

see plans

5/28/2020

Measured

PT

Paul T

5/11/2018

MEAS&NOTICE

HS

Hanne S

1/30/2018

SQ Returned

MM

Mary M

11/11/2008

Meas/Inspect

355

PATRIOT

11/17/1999

Mailer Sent

10/28/1999

Measured

266

PATRIOT

8/4/1992

KT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

Other Assessments

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

9025

Sq. Ft.

Site

0

90.

0.77

10

621,672

621,700

Total AC/HA: 0.20719

Total SF/SM: 9025

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total: 621,672

Spl Credit

Total: 621,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

More: N	Total Yard Items:	4,700	Total Special Features:		Total:	4,700
---------	-------------------	-------	-------------------------	--	--------	-------